



Hall County Government
COMMUNITY DEVELOPMENT AND INFRASTRUCTURE
PUBLIC WORKS AND UTILITIES

MEMORANDUM

To: Katie Ahmed, Planning and Zoning Director
From: Jorge Gomez, Director of Public Works and Utilities
Date: September 9, 2026
Subject: October 8, 2026
Board of Commissioners Agenda

POST OFFICE DRAWER 1435

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DIRECTOR
Jorge Gomez, P.E.

Please be advised that our office has reviewed the Hall County Board of Commissioners' agenda for the October 8, 2026, meeting. Upon review, we provide the following comments.

- **5218 Hopewell Church Road | Special Use**
| for a minor subdivision | on an 8.74± acre portion of a tract located on the east side of Hopewell Church Road approximately 275 feet north of its intersection with Madge Lane | Zoned AR-1 & V-C; Tax Parcel 11058 000004 (pt) | Proposed Use: 3-lot subdivision | Commission District 3 | Rebecca Ramsey & Zachary Barrett, applicants
 - **Engineering:** Further subdivisions of these lots will result in the necessity of a stormwater management plan if the total number of lots reaches more than 6.
 - **Traffic:** There are no traffic concerns with the proposed 3-lot subdivision. The proposed driveways should be located at a point that maximizes sight distance.
 - **Utilities:** Property is located in the Hall County sewer district, but sewer infrastructure is not in this area.
- **(A) 1322 Ralston Street | Special Use | to expand a non-conforming use | on a 0.17± acre tract located on the west side of Ralston Street approximately 200 feet north of its intersection with Hazel Street | Zoned H-B; Tax Parcel 00126 006013 | Proposed Use: Accessory dwelling unit | Commission District 4 | Sergio Felix, applicant**
- **(B) 1322 Ralston Street | Variance to Section 5.3 | to reduce the minimum yards | on a 0.17± acre tract located on the west side of Ralston Street approximately 200 feet north of its intersection with Hazel Street | Zoned H-B; Tax Parcel 00126 006013 | Proposed Use: Accessory dwelling unit & to bring an existing single-family residence into compliance | Commission District 4 | Sergio Felix, applicant**

- **Engineering:** No comment
 - **Traffic:** There are no traffic concerns with the proposed ADU and the setback variances.
 - **Utilities:** This property is in the Gainesville service district.
- [\(A\) 102 Near Way | Rezone | from Office Institutional \(O-I\) to Highway Business \(H-B\) | on a 0.25± acre tract located on the northeast corner of Near Way and McConnell Drive | Zoned AR-1; Tax Parcel 00133 011007 | Proposed Use: Uses permitted in H-B | Commission District 4 | Janeth Ochoa, applicant](#)
 - [\(B\) 102 Near Way | Special Use | to allow for microblading as classified as a “tattoo parlor” | on a 0.25± acre tract located on the northeast corner of Near Way and McConnell Drive | Zoned AR-1; Tax Parcel 00133 011007 | Proposed Use: Microblading as classified as a “Tattoo Parlor” in the UDC | Commission District 4 | Janeth Ochoa, applicant](#)
- **Engineering:** This site may require a stormwater management report should the site plan indicate the proposed development meets stormwater thresholds for impervious surfaces and/or disturbed acreage.
 - **Traffic:** There are no traffic concerns with the proposed rezoning and special use request.
 - **Utilities:** This property is in the Gainesville service district.
- [\(A\) 3710, 3716 & 3728 Jones Drive | Rezone | from Agricultural Residential \(AR-1\) to Residential \(R-1\) | on a 2.672± acre tract located on the west side of Jones Drive approximately 440 feet south of its intersection with Friendship Road | Zoned AR-1; Tax parcels 08156 002004B, 08156 002004C, 08156 002004 | Proposed use: 3-lot subdivision | Commission District 1 | Hudson Land Holdings, LLC, applicant](#)
 - [\(B\) 3710, 3716 & 3728 Jones Drive | Special Use | for a minor subdivision | on a 2.672± acre tract located on the west side of Jones Drive approximately 440 feet south of its intersection with Friendship Road | Zoned AR-1; Tax parcels 08156 002004B, 08156 002004C, 08156 002004 | Proposed use: 3-lot subdivision | Commission District 1 | Hudson Land Holdings, LLC, applicant](#)
- **Engineering:** Further subdivisions of these lots will result in the necessity of a stormwater management plan if the total number of lots reaches more than 6.
 - **Traffic:** There are no traffic concerns with the proposed 3-lot subdivision. The proposed driveway should be located at a point that maximizes sight distance.
 - **Utilities:** This property is in the Buford service district.
- [\(A\) 3004 Candler Road | Rezone | from Agricultural Residential \(AR-1\) to Light Industrial \(I-1\) | on an 8.19± acre tract located on the southwest corner of Candler Road and Dale Road | Zoned AR-1; Tax Parcel 15025 000006A | Proposed Use: Uses permitted in I-1 | Commission District 3 | Sullins Engineering, LLC, applicant](#)
 - [\(B\) 3004 Candler Road | Special Use | for a nonresidential subdivision | on an 8.19± acre tract located on the southwest side of Candler Road and Dale Road | Zoned AR-1; Tax Parcel 15025 000006A | Proposed Use: 5-lot subdivision | Commission District 3 | Sullins Engineering, LLC, applicant](#)
- **Engineering:** This site may require a stormwater management report should the site plan indicate the proposed development meets stormwater thresholds for impervious surfaces and/or disturbed acreage.

- **Traffic:** A common access driveway will be required. See Hall County code sections 12.40.170 through 12.40.220 for requirements. An approved G-Dot access permit will be required before a land disturbance permit will be approved by Hall County Public Works.
- **Utilities:** Property is located in the Gainesville-Hall sewer district, but sewer infrastructure is not in this area.